



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, DECEMBER 9, 2014– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

Dee Gatliff **Present**
John Getter **Present**
George Kuck, Vice- Chair **Present**
Duane Laible, Chair **Present**
Angie Heath Younce **Excused**
Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 4-0**
 - D. Approval of Minutes of November 12, 2014 **Approved 4-0**
 - E. Liaison/County Staff Business **Informed everyone in attendance applications are available for the Spring Valley Town Advisory Board.**
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- V. TOWN BOARD INPUT **Dee Gatliff inquired about the problem with backlighting on the wall kites at Desert Breeze. John Getter expressed concern with sewer cuts near Torrey Pines and Russell. George Kuck thanked PRO for following up on a complaint related to fugitive water from the ice rink.**
- VI. PLANNING & ZONING

HELD OVER:

- 1A. **TM-0195-14 – CENTURY COMMUNITIES OF NEVADA, LLC: (Rhodes Ranch/Durango)**
TENTATIVE MAP consisting of 33 single family residential lots and common lots on approximately 5.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive, 515 feet south of Rhodes Ranch Parkway within Spring Valley. SB/rk/ml (For possible action)
PC 12/16/14
Approved. Vote 4-0 D. Laible disclosed that he resides in Rhodes Ranch but would participate in the discussion and vote because of no financial conflict or conflict of interest.
- 1B. **UC-0884-14 – CENTURY COMMUNITIES OF NEVADA, LLC: (Rhodes Ranch/Durango)**
USE PERMIT for modified residential development standards in conjunction with a single family development.
WAIVER to allow early final grading.
DESIGN REVIEW for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive, 515 feet south of Rhodes Ranch Parkway within Spring Valley. SB/rk/ml (For possible action) **PC 12/16/14**
Approved deleting staff condition #1 and adding a condition for architectural enhancements on all sides of the residence. Vote 4-0 D. Laible disclosed that he resides in Rhodes Ranch but would participate in the discussion and vote because of no financial conflict or conflict of interest.

01/06/15 PC

1. **SC-0903-14 – UNLV RESEARCH FOUNDATION: (Sunset/Jim Rogers)**
STREET NAME to name a private drive aisle either Catamaran Drive or Briova Drive in conjunction with an approved research park on 8.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Jim Rogers Way and Sunset Road within Spring Valley. SS/bk/ml (For possible action) **PC 1/6/15**
Approved for Briova Dr. Vote 4-0
2. **VS-0907-14 – CENTURY COMMUNITIES OF NEVADA, LLC: (Durango/Rhodes Ranch)**
VACATE AND ABANDON a public right-of-way being a portion of the Durango Flood Control Channel located between Rhodes Ranch Parkway and Harpers Ferry Avenue (alignment) in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). SB/rk/ml (For possible action)
PC 1/6/15
Approved subject to staff conditions. Vote 4-0 D. Laible disclosed that he resides in Rhodes Ranch but would participate in the discussion and vote because of no financial conflict or conflict of interest.
3. **VS-0908-14 – RCSRP CORPORATION: (Robindale/Cimarron)**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road (alignment) and Durango Drive, and between Robindale Road and Windmill Lane within Spring Valley (description on file). SS/co/ml (For possible action) **PC 1/6/15**
Approved subject to staff conditions. Vote 4-0
4. **VS-0909-14 – PRESTIGE APARTMENTS, LLC: (Durango/Spanish Ridge)**

VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Mesa Vista Avenue and Spanish Ridge Avenue within Spring Valley (description on file). SB/co/ml (For possible action) **PC 1/6/15**

Approved subject to staff conditions. Vote 4-0

5. **WS-0898-14 – OQUENDO LAND HOLDINGS, LLC: (Oquendo/Jerry Tarkanian)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce off-set distance between walls in conjunction with an approved single family residential subdivision on 10.5 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley. SB/mk/ml (For possible action) **PC 1/6/15**
Approved subject to staff conditions. Vote 4-0

01/07/15 BCC

6. **DR-0892-14 – HDS DURANGO, LLC: (Durango/Warm Springs)**
DESIGN REVIEW for a comprehensive sign package in conjunction with a restaurant on 0.5 acres in a C-2 (General Commercial) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the east side of Durango Drive, 460 feet north of Warm Springs Road within Spring Valley. SS/al/ml (For possible action) **BCC 1/7/15**
Approved subject to staff conditions. Vote 4-0
7. **DR-0893-14 – GREYSTONE NEVADA, LLC: (Cimarron/Patrick)**
DESIGN REVIEW for a single family residential development on 26.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.
WAIVER OF CONDITIONS of a zone change (NZC-0003-14) requiring per revised plans submitted on March 19, 2014. Generally located on the southeast corner of Cimarron Road and Patrick Lane within Spring Valley. SS/gc/ml (For possible action) **BCC 1/7/15**
Approved subject to staff conditions. Vote 4-0
8. **DR-0894-14 – UNLV RESEARCH FOUNDATION: Jim Rogers/Sunset)**
DESIGN REVIEW for additional parking in conjunction with an approved pharmacy on a 5.7 acre portion of a 28.4 acre site in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jim Rogers Way, 600 feet north of Sunset Road within Spring Valley. SS/pb/ml (For possible action) **BCC 1/7/15**
Approved subject to staff conditions. Vote 4-0
9. **TM-0197-14 – GREYSTONE NEVADA, LLC: (Cimarron/Patrick)**
TENTATIVE MAP consisting of 148 single family residential lots and common lots on 26.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Cimarron Road and Patrick Lane within Spring Valley. SS/gc/ml (For possible action) **BCC 1/7/15**
Approved subject to staff conditions. Vote 4-0

- VII. **COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion –** No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

- VIII. Set next meeting date – **Tuesday, January 13, 2015 – 6:30 PM**
IX. Adjournment – **7:20 PM**

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road